

**TRANSFER
TAX
PAID**

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, that HAROLD WHITE, of Waterville, County of Kennebec and State of Maine, JUDITH CONNOLLY, ^{ack/a Judy Connolly} of South Portland, County of Cumberland and State of Maine and CAROLYN VITALICH, ^{ack/a Carolyn Vitalich} of San Diego and State of California in consideration of One Dollar (\$1.00) and other valuable consideration paid by BRAD C. GRANT, of 18 Plummer St., Lisbon Falls, ME, County of Androscoggin and State of Maine the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said Brad Grant, his heirs and assigns forever, a certain lot or parcel of land in located in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

A certain lot or parcel of land situate in said Waterville and being Lot No. Twelve (12) on Plan of Rosemar Park as amended, made for L. N. Violette Co. Inc., April 1951, and recorded in Kennebec Registry of Deeds, to which plan reference is hereby made for a more particular description, and being a part of the same premises conveyed to the late Louis N. Violette by Lois E. Mann et al by deed of December 11, 1948, recorded in said Registry in Book 865, Page 131.

This conveyance is made upon the express conditions and subject to the following restrictions:

1. That no building, or any part of a building, including porches, shall ever be erected, or allowed to stand upon said lot within twenty-five (25) feet of Violette Avenue, or within five (5) feet of either the east or west boundary line.
2. That no residences for more than two families will be built thereon.
3. That no trade or business will be carried on thereon.
4. That the lot will not be used for the storage of any new or secondhand goods, automobiles, machines, junk or salvage material of any kind.
5. That no separate garage shall be built thereon larger than twenty (20) feet by twenty (20) feet, two car, and that the front of said garage shall not be nearer to Violette Avenue than thirty-five (35) feet.
6. That no dwelling house costing less than six thousand (\$6,000) dollars shall be built thereon.

Meaning and intending to convey the same premises conveyed to Harold White and Angela White by deed of Raoul H. Violette, Trustee under the Will of Louis N. Violette dated November 8, 1954 and recorded in said Registry of Deeds in Book 982, Page 228. Joint Tenant Angela White died on February 4, 1998. See Kennebec County Probate Court Docket No. 98-93.

Also another certain lot or parcel of land situate in said Waterville and being Lot No. Thirteen (13) on Plan of Rosemar Park as amended, made for L. N. Violette Co. Inc., April 1951, and recorded in Kennebec Registry of Deeds, to which plan reference is hereby made for a more particular description, and being a part of the same premises conveyed to the late Louis N. Violette by Lois E. Mann et al by deed of December 11, 1948, recorded in said Registry in Book 865, Page 131.

This conveyance is made upon the express conditions and subject to the following restrictions:

1. That no building, or any part of a building, including porches, shall ever be erected, or allowed to stand upon said lot within twenty-five (25) feet of Violette Avenue, or within five (5) feet of either the east or west boundary line.
2. That no residences for more than two families will be built thereon.
3. That no trade or business will be carried on thereon.
4. That the lot will not be used for the storage of any new or secondhand goods, automobiles, machines, junk or salvage material of any kind.
5. That no separate garage shall be built thereon larger than twenty (20) feet by twenty (20) feet, two car, and that the front of said garage shall not be nearer to Violette Avenue than thirty-five (35) feet.
6. That no dwelling; house costing less than six thousand (\$6,000) dollars shall be built thereon.

Meaning and intending to convey the Waterville, Maine portion of the same premises conveyed to Harold White, Angela White, Judith Connolly and Carolyn Vitalich by deed of Harold White and Angela White dated November 14, 1985 and recorded in said Registry of Deeds in Book 2882, Page 348. Joint Tenant Angela White died on February 4, 1998. See Kennebec County Probate Court Docket No. 98-93.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Brad Grant, his heirs and assigns, to them and their use and behoof forever.

AND I, Harold White do covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises referenced as Lot 12 above; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

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AND, we, Harold White, Judith Connolly and Carolyn Vitalich do covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises referenced as Lot 13 above; that they are free of all encumbrances; that we have good right to sell and convey to the said Grantee to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said Harold White, Judith Connolly and Carolyn Vitalich have hereunto set our hands and seals this 17th day of September, 1998.

Signed, Sealed and Delivered
in presence of

[Signature]
[Signature]

[Signature]
Harold White
[Signature]
Judith Connolly
[Signature]
Carolyn Vitalich

STATE OF MAINE,
KENNEBEC, ss.

September 17, 1998

Personally appeared the above named Harold White and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]
Notary Public/Attorney at Law
John E. Nale

RECEIVED KENNEBEC SS.

1998 SEP 18 AM 9:00

ATTEST: [Signature]
REGISTER OF DEEDS